

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	101 Nordham Drive	Date:	April 15, 2016
Perm. Parcel No:	811-35-056	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Rose M. Deremer	Maximum Occupancy:	6 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):

1. Install a new smoke detector on the first floor level and in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl. (On garage)
2. Tuck-point the foundation masonry and repaint to match existing.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

EXTERIOR ITEMS:

1. Clean, repair or replace any missing and damaged gutters and downspouts on (house) (garage) as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All exterior light fixtures must be properly maintained and operate normally.
4. All exterior receptacles must be GFCI protected and weather-proof.
5. Repair, remove or replace the landscape blocks on the front, side, and rear of the house.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected (except freezers).
3. Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
4. Make all necessary repairs to the garage window(s) and related frames and trims.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace selected areas of broken or deteriorated asphalt drive as directed. (carport drive)
2. Remove and replace the broken or deteriorated asphalt drive as directed. (garage drive)

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. All taps and splices must be enclosed in work box with correct cover.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.
4. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
5. Install 100 amp service.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve under kitchen sink.
4. Remove Furnco no-hub adaptor and Install an Approved Steel back no-hub adaptor tub drain.

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
2. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.

KITCHEN ITEMS:

1. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
2. Install a new gas valve on the stove supply line.
3. Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS:

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Outlets in light fixtures or medicine cabinets must be disconnected.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

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BATH ITEMS (continued):

4. Properly install the (lavatory) (tub) drain assembly.
5. Caulk or Grout the base of toilet leaving ½” in rear without caulk. (Install toilet bowl bolt caps)
6. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor/major cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Repair all windows as needed to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
4. Repair and/or replace all missing or damaged interior doors, door frames, closet doors, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
5. Steam clean carpeting.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)